

### **Capsule Summary for 1 Randall Place (AA-17)**

Built in the period between 1900-1903, the three attached houses at 1, 2 and 3 Randall Court are located on property that was originally part of the large tract of land associated with the Bordley-Randall house. The history of the properties designated 1, 2 and 3 Randall Court illustrates the subdivision of the once large and prominent 18th century Annapolis estates into smaller parcels in the 19th century and the subsequent development of these subdivisions. In addition, the three houses occupy an important site at the intersection of Randall Place, State Circle and Maryland Avenue and are good local examples of the shingle style of architecture.

The three separate, but attached residences were designed together to appear as one large and imposing dwelling. Originally set back from Maryland Avenue, the buildings were altered during the mid-20th century to accommodate individual storefronts that project from the Maryland Avenue elevation of the houses and face this commercial strip.

The second floor and attic level of 1 Randall Court currently serves as a rental apartment entered from Randall Place. The original first floor of the dwelling and store front addition are occupied by stores.

MARYLAND HISTORICAL TRUST  
MD INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY

Inventory No. AA-17

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1. Name of Property

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historic name \_\_\_\_\_

other names 1 Randall Court; 1 Randall Place; 90 Maryland Ave.

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2. Location

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street & number 1 Randall Court not for publication \_\_\_\_\_

city or town Annapolis vicinity \_\_\_\_\_

state Maryland code \_\_\_\_\_ county Anne Arundel code \_\_\_\_\_

zip code 21401

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3. State/Federal Agency Certification

N/A

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4. National Park Service Certification

N/A

=====

5. Classification

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Ownership of Property (Check all that apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

Category of Property (Check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

Number of Resources within Property

Contributing      Noncontributing

<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	_____	Total

Is this property listed in the National Register?

Yes ☒ Name of Listing Annapolis Historic District  
No \_\_\_\_\_

Maryland Inventory of Historic Properties  
Annapolis Survey  
1 Randall Court  
Anne Arundel County, Maryland

Inventory No. AA-17  
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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: Commercial/Domestic Sub: Store/Apartment

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7. Description

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Architectural Classification (Enter categories from instructions)

Shingle Style

Materials (Enter categories from instructions)

foundation Brick

roof Standing Seam Metal

walls Stucco and shingles over frame

other \_\_\_\_\_

Narrative Description (Describe the historic and current condition of the property.) See Continuation Sheet No. 7-1

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Annapolis Survey  
1 Randall Court  
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8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

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Annapolis Survey  
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Areas of Significance (Enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1900-1903  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1900-1903  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person (Complete if Criterion B is marked above)  
\_\_\_\_\_

Cultural Affiliation \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder unknown  
\_\_\_\_\_  
\_\_\_\_\_

Narrative Statement of Significance (Explain the significance of  
the property.) See Continuation Sheet No. 8-1

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## 9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

### Articles, Books, Published and Unpublished Resources

Anderson, Elizabeth B. Annapolis: A Walk Through History. Centreville, MD: Tidewater Publishers, 1984.

Anne Arundel County Assessment Records. 1876-1896; 1896-1905. Maryland State Archives. Record Group C35.

Anne Arundel County Land Records. Anne Arundel County Courthouse and Maryland State Archives, Annapolis, Maryland.

The Maryland Comprehensive Historic Preservation Plan. Maryland Historical Trust. Department of Economic and Community Development, June 1986.

McIntire, Robert Harry. Annapolis Maryland Families. Baltimore: Gateway Press, Inc., 1979.

Papenfuse, Edward. "Southern Urban Society after the Revolution: Annapolis, Maryland, 1782-1786." Final Report for NEH Grant #H69-0-178, Historic Annapolis Foundation, 1969.

Record Group 29 "Records of the Bureau of the Census." 1900, 1910 and 1920 Census; Anne Arundel County, Maryland.

### Maps and Drawings

Bird's Eye View of the City of Annapolis, Chas. Magnus, 1864, Reproduced, 1967.

Gray's New Map of Annapolis, Anne Arundel County, MD., 1877.

Hopkins, G.M. Map of Annapolis, 1878.

Map of Annapolis, Southern Map Company, Baltimore, MD., 1905.

Plan of Annapolis, Geo. H. Shafer, 25 July 1718.

Sanborn Fire Insurance Maps, 1885, 1891, 1896, 1897, 1903, 1908, 1913, 1921, 1930, 1954.

### Photographs

Hayman Collection, 1920ca-1930ca. Record Group SC1406. Annapolis, Maryland: Maryland State Archives.

Mame Warren Collection, 1859-1910. Record Group SC985. Annapolis, Maryland: Maryland State Archives.

Maryland Inventory of Historic Properties  
Annapolis Survey  
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10. Geographical Data

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Acreage of Property less than 1 acre

Verbal Boundary Description (Describe the boundaries of the property.)

The property designated 1 Randall Court occupies the entire Parcel 1037 on Tax Map 32.

Boundary Justification (Explain why the boundaries were selected.)

This parcel was originally part of a larger tract of land belonging to 1, 2, and 3 Randall Court and has been associated with the property since the construction of the three attached dwellings on the site between 1900 and 1903.

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11. Form Prepared By

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name/title Kim Williams & L. Trieschmann/Architectural Historians  
organization Traceries date June 18, 1993  
street & number 3712 Thornapple Street telephone (301) 656-2142  
city or town Chevy Chase state MD zip code 20815

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12. Property Owner

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name Weems-Dodds Partnership (Mr. & Mrs. Phillip Dodd)  
street & number 3 Church Circle, St.800 telephone \_\_\_\_\_  
city or town Annapolis state MD zip code 21401

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MARYLAND INVENTORY OF HISTORIC PROPERTIES  
ANNAPOLIS SURVEY  
CONTINUATION SHEET

Inventory No. AA-17

Section 7 Page 1

1 Randall Court

name of property

Anne Arundel County, MD

county and state

=====

Constructed in the period 1900-1903, the buildings at 1, 2 and 3 Randall Court are three separate, but attached residences that were originally designed together to appear as one large and imposing dwelling. The three buildings, which occupy an important site at the corner of Maryland Avenue, State Circle, and Randall Court (historically Randall Place), originally fronted Randall Place and were set back from Maryland Avenue. During the mid-20th century, however, individual storefronts were built to project from the Maryland Avenue elevation of the houses. The second floor and attic level of 1 and 2 Randall Court are currently rental apartments entered from Randall Place, while each of the three stores has a Maryland Avenue entrance and address.

Designed in the shingle style of architecture, the attached houses at 1, 2 and 3 Randall Place are 2-1/2-story frame structures which share a common roof and offer the symmetry and balance of one structure. The three buildings, clad with stucco on the first floor and weathered shingles above, are joined together with undetected seams and appear as a single, long, and horizontal building covered with a cross gable roof clad with standing seam metal. The original Maryland Avenue elevation of the buildings features a central projecting pavilion flanked by end wings, while the Randall Court elevation more clearly defines the three individual structures by three projecting cross gable roofs, each with a projecting brick chimney on center.

The house designated 1 Randall Place is located at the southwestern end of the row and occupies the intersection of Maryland Avenue, State Circle and Randall Place. This house has been altered to accommodate a store on the first floor and an apartment on the second floor and attic level. Despite floorplan changes and additions, 1 Randall Place retains much of its original door and window trim and moldings.

As a result of the storefront addition which obscures the original Maryland Avenue elevation and alters the orientation of the building, 1 Randall Court lacks a well-defined primary elevation. The northwest elevation which faces Randall Court no longer has an entry door, while the southeast elevation facing Maryland Avenue offers entry into the storefront and original first floor of the building only. The entrance to the second floor and attic level has been reoriented to an entry vestibule addition which opens on the exposed southwestern end elevation.

The southwestern end elevation is primarily defined by its end



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gable clad with fishscale shingles at the attic level. The first floor walls are stuccoed and feature a projecting shed roof porch with stuccoed columns, while the second floor is sheathed with rectangular shingles. A shed roof addition extends off of the gable roof towards Randall Court and covers an enclosed entry vestibule addition.

Window and door openings in this elevation are asymmetrically aligned: on the first floor, under the porch, a single wood and glass door with a three-light transom is flanked by a 12/12 window and a casement, while the entry vestibule addition has a single wood and glass door with sidelights. Although not original, this entry vestibule blends well into the overall massing of the house and is not readily apparent as an addition. On the second floor, two 4/4 windows and a 6-light casement window are spaced irregularly, while at the attic level, a pair of 4/4 windows are centrally placed in the gable end.

The northwest elevation facing Randall Court is characterized by the overhanging projecting gable found on each of the three Randall Court elevations of the three houses. This projecting gable, clad with fishscale shingles at the attic level and rectangular shingles on the second floor, is located at the north end of the elevation and hangs slightly over the stuccoed first floor below. The south end of this elevational wall, originally flush with the first floor wall below the projecting gable has been altered by the addition of the entry vestibule. Instead of being flush with the wall under the projecting gable, it actually projects beyond the gable itself. This addition, which has two 12/12 windows in it and a shed roof dormer above obscures the original exterior wall. The projecting gable, however, still retains its original windows. The first floor under the overhanging gable features a pair of 12/12 windows with molded architrave surrounds, while the second floor of the projecting gable has a set of three 4/4 windows set within the shingled walls. A single 4/4 window is located in the attic level of the gable, which is clad with fishscale shingles.

The original southeast (Maryland Avenue) elevation of 1 Randall Court is totally obscured by two storefront additions which project off of the original wall towards the street. The first storefront, added between 1930 and 1954, is a single-story frame structure covered with a front gable roof. Large, plate glass windows flank a central entry into the store. The second storefront, added after

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1 Randall Court

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1954, is set back from the first storefront and, once past the addition, leads into the original first floor of the dwelling.

The interiors of 1, 2 and 3 Randall Place were originally identical, but have been somewhat altered to accommodate a new use of space. Like 2 Randall Place, 1 Randall Place has been converted into a store on the original first floor and into an apartment on the second floor level. Originally, the first floor of the dwelling featured a four-room plan with two large front and rear parlors, off of which were a smaller room (the kitchen) and stair hall towards the rear. The original entry door opened directly into the front parlor with a corner fireplace, while large double doors provided access to the rear parlor. The front parlor, currently occupied by a gift shop, no longer retains its corner fireplace or mantel (the fireplace has been covered with plaster), but features the original random width wood floors, the narrow crown molding and the bullseye trim around the double door opening between the two parlors.

The rear parlor not only retains original wood floors, crown molding, and bulls eye molding around the pair of windows on the northwest wall of the house, but also features the original corner fireplace and mantel. This mantel is an elegant and refined classically inspired piece with fluted Scamozzi Ionic columns supporting entablature blocks and, in turn, the mantel piece above. The entablature blocks have carved medallions in the front faces. The fireplace surround is covered with cloth and not visible.

The two smaller rooms located along the southwestern side of the house open off of the front and rear parlors. While the front southwest room still has its original layout and details, the back southwest room, which once housed the stairs, has been walled off.<sup>1</sup> In the front southwest room, the original bullseye trim surrounds both the door and window located against the southwest exterior wall of this room. The door opens onto the shed roof porch.

The full basement is reached through a door between these two side

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<sup>1</sup> This space was walled off to provide access into the second floor apartment via the Randall Court entry. The original stairs were removed and the stair hall was added onto to become what is today the first floor entry vestibule to the second floor apartment.

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1 Randall Court

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rooms. It has a stone floor, brick walls and cross bracing on the floor joists.

Although the second floor to the dwelling was originally reached via the rear stair hall, the second floor apartment is today reached from the entry on the southwest elevation of the house. This entry vestibule, which originally held the stairs, has been expanded, and the original stairs have been removed. Today, a quarter-flight stair with square balusters and square newel post on the first floor ascends to the apartment level with a landing on center of a long and narrow corridor. The second floor space consists of two spacious rooms off of a central corridor, an original bath at one end of the corridor and a kitchen/bath off of the other side of the corridor. The corridor originally ran the full length of the house but has been walled off at an oblique angle to allow for a larger kitchen area and a modern bath. The kitchen/bath area was most likely another room, but was converted into a kitchen when the second floor was modified from a single-family dwelling to an apartment.

The two main rooms of the apartment are connected and extend the full length of the house. Entered from the corridor through 4-panelled wood doors with lock boxes, the living room, or northwest room, has windows overlooking Randall Court, and the bedroom has windows looking onto Maryland Avenue. Both the living room and bedroom feature the original wood floors, one-foot high beaded baseboards, and fluted and beaded molded window trim. No crown molding or other details exist in these rooms. Modern closets have been added in both the living room and bedroom.

The attic level or half-story is a finished space which consists of two rooms and is reached through an enclosed, quarter-turn stair located above the entry vestibule. This enclosed stair has the original beaded board walls and rounded treads. The two rooms of this attic story are located within the cross gable roof. The southern room is lit by the shed roof dormer window and the pairs of windows in the southwest gable end. The northern room is lit by the single window in the projecting gable facing Randall Court. All of the window and door trim is fluted and beaded and identical to the trim found on the second floor. The central chimney extends to the roof between the two attic rooms.

Although the original floor plan to 1 Randall Place has been

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1 Randall Court  
name of property  
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county and state  
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three separate parcels and deeded to individual family members. The houses and property at 1 and 3 Randall Place were deeded to Alexander R. and Margaret Cheston and D. Murray Cheston, Jr. The house at 2 Randall Place was deeded to Katherine Wirt Cheston Haines and William J. Haines. Based upon the 1920 U.S. Census data, it appears that the houses at 1, 2 and 3 Randall Place were rented out at that time to Naval officers and their families.<sup>4</sup>

According to the historic maps, the three attached buildings were altered between 1913 and 1921 from single-family dwellings to apartments. Between 1930 and 1954, a storefront addition facing Maryland Avenue was added to 1 Randall Court. The second floor and attic levels of 1 Randall Place were retained as apartment spaces.

In 1961 all three properties were purchased by Margaret and Philip Van Horn Weems. Philip Van Horn Weems, born 1889, was Lieutenant Commander in the U.S. Navy and author of several technical books on marine and aerial navigation and inventor of a navigator's watch.<sup>5</sup>

The buildings at 1 and 2 Randall Court are currently owned by the Weems-Dodds Limited Partners. The building at 1 Randall Court is operated as a specialty gift store in the first floor storefront, added 1930-1954 and fronting Maryland Avenue, and the first floor of the original house. The second floor and attic level serves as a rental apartment.

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<sup>4</sup> The U.S. Census records do not give the house numbers on Randall Place; however, of the five properties listed on the street, four are occupied by Naval officers and the fifth, by a general store manager. All five residents are listed as renting the house in which they live.

<sup>5</sup> Douglas Andes Weems, History of the Weems Family. Annapolis: Weems System of Navigation, 1945, p. 34.

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1 Randall Court

name of property

Anne Arundel County, MD

county and state

Historic Period Theme:

Architecture, Landscape  
Architecture and Community  
Planning

Geographic Organization:

Western Shore

Chronological/Developmental Period:

Industrial / Urban  
Dominance, 1870-1930

Resource Type(s):

Standing Structure

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1 Randall Court

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**Chain of Title for 1 Randall Court:**

- Pre 1726: Thomas Bordley's will devises all real estate in Annapolis (except Lots 92, 93, 104, 106 and lot on Francis Street) to son Stephen. Wife Ariana is executor  
Wills L 19 Folio 99
- 1730: Lease to John Wolfe from the Bordleys  
TI #1 Folio 268
- 1730: Mortgage on property between John Wolfe and Daniel Dulaney and John Tunstall  
TI #1 Folio 22
- 1764: Stephen Bordley to his brother John Beale Bordley (real estate) and sister Elizabeth Bordley (house and furnishings)  
Wills L 33 Folio 39
- 1789: Elizabeth Bordley to John Beale Bordley  
Wills JG 1 Folio 107
- 1798: Philip B. Key is a tenant  
Federal Direct Tax f.2
- pre 1801: John Beale Bordley to John Johnson  
Liber NH 16 Folio 607
- 1811: John Johnson gets the title to the land as per Bordley's will  
Liber NH 16 Folio 607
- 1811: John Johnson to William S. Green  
Liber WSG 1 Folio 1
- 1847: Trustee for William S. Green to Alexander Randall  
Liber JHN 2 Folio 440
- 1880: John Wirt, Blanchard, and B. Alexander Randall appointed Executors and Trustees under the Will of Alexander Randall. Equity 1987  
Will BRD 42 Folio 452
- 1897: Randall Trustees to Ellen R. Cheston  
Liber GW 5 Folio 418

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- 1901: Ellen R. Cheston to D. Murray Cheston  
Will GW 23 Folio 73
- 1920 D. Murray Cheston deeded to Alexander R. and Margaret  
Cheston, and D. Murray Cheston, Jr.  
Liber WNW 37 Folio 65
- 1920: Cheston Estate to Margaret Galloway Cheston  
Liber WNW 39 Folio 13
- 1956: Margaret Cheston to Eleanor McParlin Davis  
Will HSC 1 Folio 452
- 1961: Catherine Roca Davis Newton, daughter of Eleanor Davis to  
Philip Van Horn and Margaret Weems  
Liber GTC 1490 Folio 40
- 1965: Philip Van Horn and Margaret Weems to Charles Dodds and  
Margaret Weems Dodds  
Liber LNP 1932 Folio 407
- 1970: Charles and Margaret Dodds to Weems-Dodds Limited  
Partners  
Liber 2403 Folio 256

AA-17

gift shop

was house

aprio 1895

random width floor

bullseye molding

12/12 double hung

federal mantel w/ fluted ionic columns

SCAMOZZI

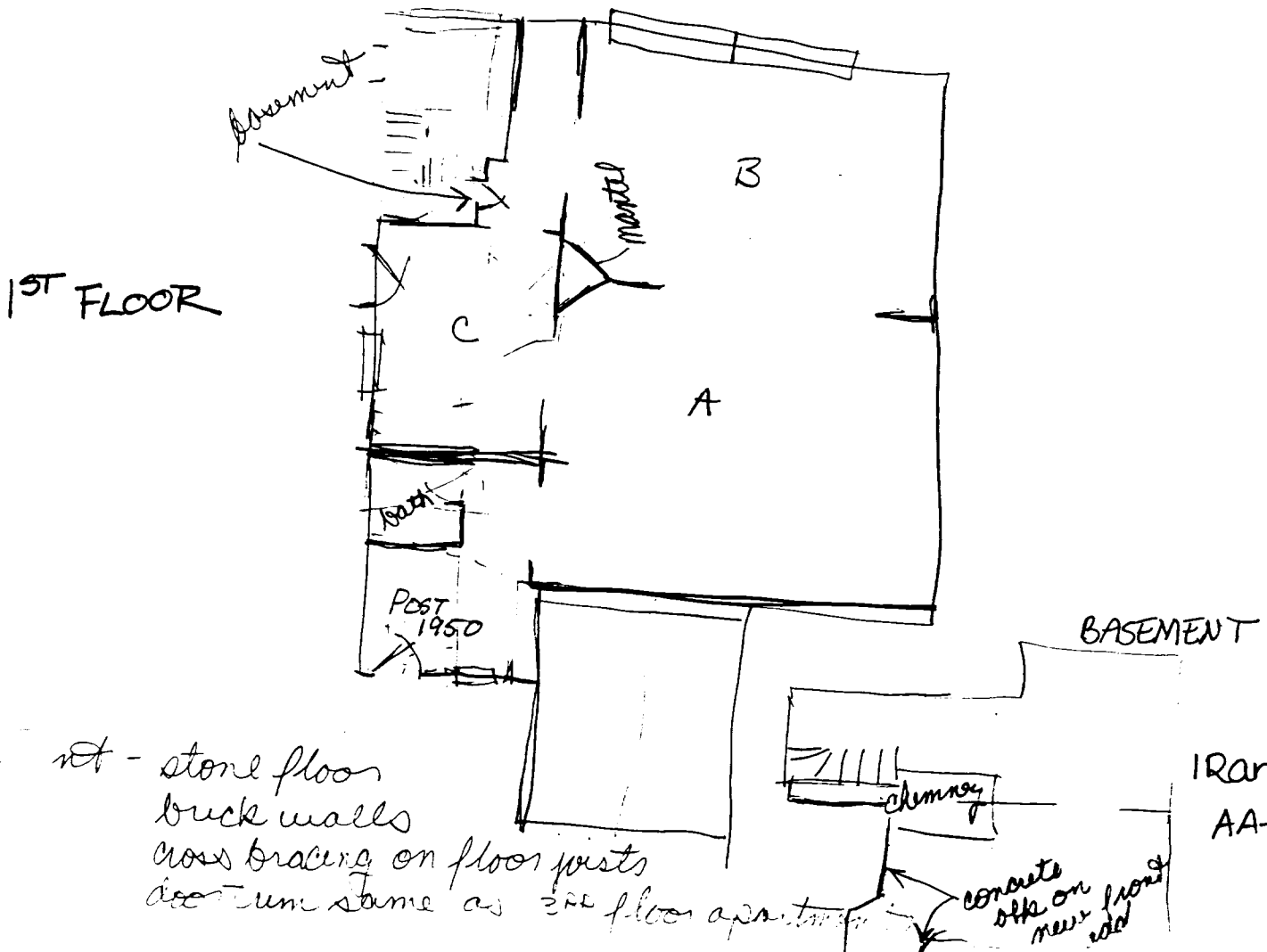
w/ oval sunburst

- corner mantel 1 removed

original exterior entry (now interior) had transom

some trim & baseboard as apartments above

crown molding

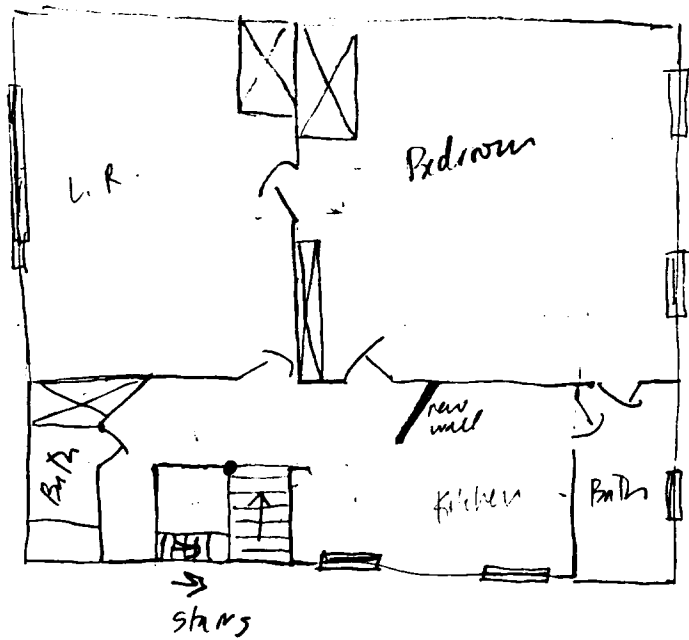
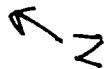


not - stone floor  
brick walls  
cross bracing on floor joists  
decum same as 2nd floor apartments

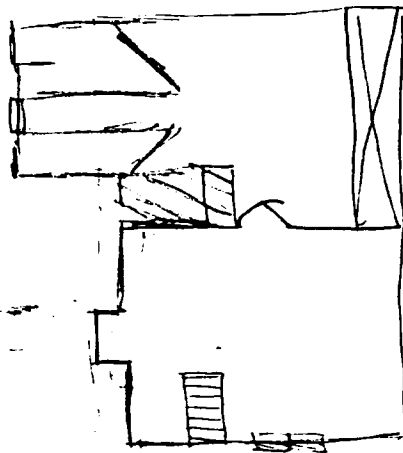


AA-17

1 Randall Court  
2nd Floor

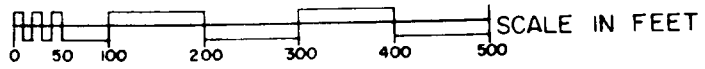


3rd Floor

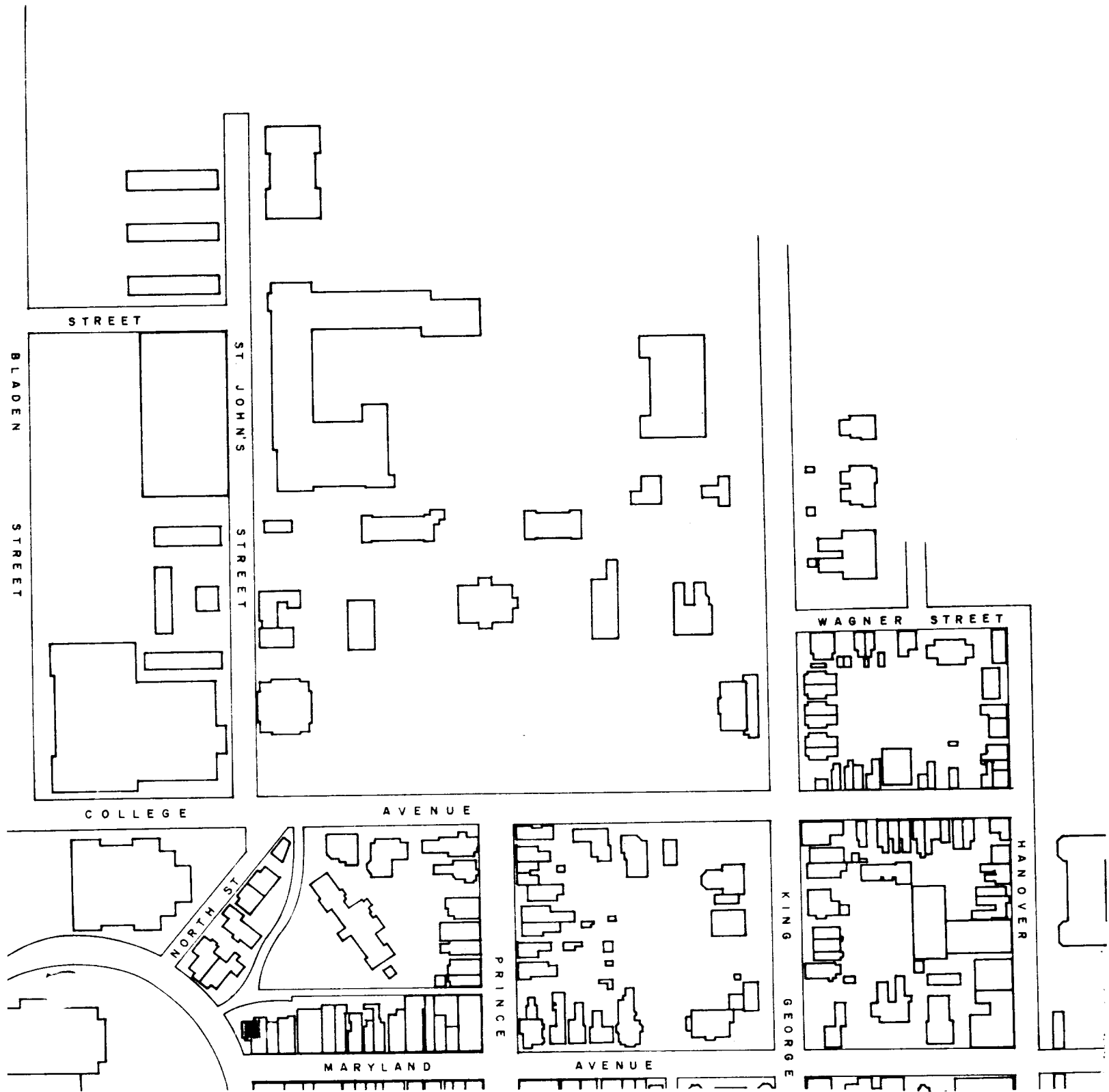


1 Randall Ct AA-17

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1 Randall Court  
Annapolis, MD  
Tracerics/June 1993  
MD SHPD  
NW Elevation  
1/14



AA-17

1 Randall Court

Annapolis, MD

Traceries / 06-93

Maryland SHPO

View from West showing NW + SW Elevations

2/14





AP-17

1 Randall Court

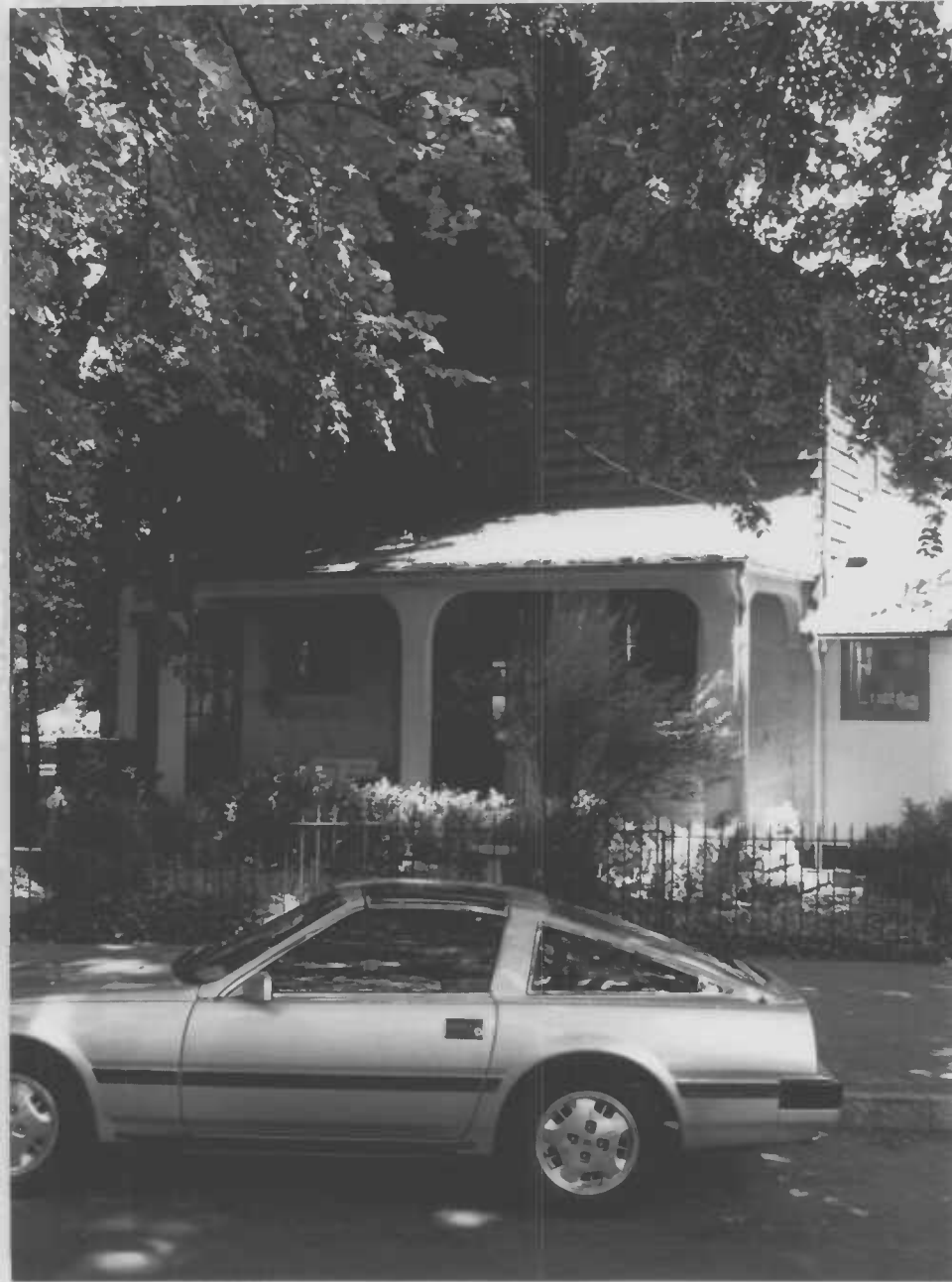
Annapolis, MD

Traceries; 06/93

Maryland SHPO

SW Elevation

3/14



AD-17

1 Randall Court  
Annapolis, MD

Tracerres; 06/93

MD SHPO

SW Elevation

4/14



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1 Randall Court

Annapolis, MD

Traceres, 6/93

MD SHPD

Detail of SW Elevation showing infill addition

5/14



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1 Randall Court (90 Maryland Ave addition)

Annapolis, MD

Tracerres; 6/93

MD SHPO

SE Elevation showing MD Ave storefront addition

6/14





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1 Randall Court

Annapolis, MD

Traceries, 6/93

MD SHPD

First floor front parlor looking NE into rear parlor

7/14



AA-17

1 Randall Court

Annapolis, MD

Tracerres: 6/93

MD SHPO

First floor, SW room off of front parlor

8/14



AA-17

1 Randall Court  
Annapolis, MD

Traceries; 6/93

MD SHPO

Detail of Mantel in rear parlor

9/14



AA-17

1 Randall Court

Annapolis, MD

Traceres, 6/93

MD SHPO

View of stairs leading from the entry  
visible at SW corner of building to  
the second floor apartment

10/14





AA-17

1 Randall Court

Annapolis, MD

Tracheres; 6/93

MD SHPD

Second floor NW room; view looking towards NW wall

11/14



AA-17

1 Randall Court

Annapolis, MD

Tracerres, 6/93

MD SHPO

Second floor hall looking SE to where hall  
wall was closed off

12/14



AA-17

1 Randall Court

Annapolis, MD

Traceris, 6/93

MD SHPO

Stair leading from second floor to  
attic level

13/14



AA-17

1 Randall Court

Annapolis, MD

Trailies, 6/93

MD SHPO

Attic room looking NW

14/14